
Z-2568
TIMBERSTONE DEVELOPMENT, LLC
PDRS TO R2

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Daniel Teder, is requesting rezoning from PDRS to R2 for 14.42 acres located in the City of Lafayette in the abandoned portion of Crosser Commons Planned Development, on the east side of Powderhouse Lane, north of Elston Road and southwest of the Norfolk Southern rail corridor, in Lafayette, Fairfield 31 (E1/2) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

Originally zoned R1 and I3, the property was rezoned on February 2, 2004 to PDRS for the Crosser Commons Planned Development. The project, as approved, consisted of 82 single-family home sites and a 6.18 acre outlot to be dedicated to the City of Lafayette. In September of 2004 the project's construction plans were approved and recorded and in August of 2010 the Final Plat for Phase 1 (consisting of 8 single family home sites) was approved and recorded. In September of 2011 the Final Plat for Phase 2 (consisting of the 6.18 acre outlot) was approved, recorded and turned over to the city. On February 2, 2014 the remaining phases of the planned development fell into abandonment.

Land west and south of the site is R1; north and northwest is I3; east is GB, all of which date back to the original 1965 colored township zoning map. The Industrial district to the north became zoned I3 with the adoption of transitional zoning maps in 1998. Northeast across the Norfolk Southern rail corridor is PDRS and PDMX associated with Saw Mill Run and Regency Place; to the east is a small pocket of R3 rezoned in 1976 in preparation for a new Shrine Club that was never constructed (Z-777). More recent rezoning activity has largely been west of South Beck Lane and Old Romney Road for residential development (Z-2099, 11/02; Z-2008, 4/01; Z-1675, 11/06).

AREA LAND USE PATTERNS:

Except for one single-family home (which predated the PD and was incorporated into it) in the Phase 1 section of the planned development, the site is undeveloped. Uses surrounding the property include: Industrial (a concrete product manufacturer and waste disposal company), a recreational trail, and Norfolk Southern rail line northwest to northeast. Single-family homes and commercial uses (a furniture store and a construction office) are located from southwest to southeast across Powderhouse Lane, Elston Road and east of Breakenridge. Saw Mill Run Planned Development and a nursing home complex are opposite the rail corridor that abuts this site on the northeast containing both abandoned and active rail lines.

TRAFFIC AND TRANSPORTATION:

Access to the site would come from Powderhouse Lane, an Urban Local road as classified in the *Thoroughfare Plan*, which connects with Elston Road, an Urban Secondary Arterial.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities serve the site.

STAFF COMMENTS:

Crosser Commons Planned Development was approved as a small lot, single family residential development specifically designed for affordable housing and although changing market forces and the most recent national recession altered the plans of the project's developers, the need for a greater diversity of housing choices for persons of all income levels remains. The flexibility provided in the R2 zoning district allows for a variety of low-density residential unit styles that could continue to provide the diversity of housing choices sought by the original planned development. Given this, the addition of R2 zoning in this location will not disrupt adjacent zoning pattern but instead provide an appropriate alternative that will connect seamlessly with its surroundings while holding to the fundamental low-density residential cluster concept of the original planned development.

STAFF RECOMMENDATION:

Approval